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SUFFOLK COUNTY CLERK

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Type of Instrument: LIS PENDENS

Recorded: 2/11/2016

Index Number: 16 602226 Sequence Number: 285213

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Plaintiff(s) :

Wilmington Savings Fund Society, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A

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Defendant(s) :

MANVELOV, ALEXANDER

Attorney(s) :

CARYN PINCUS
NY

TAX MAP NO:
0904-001.00-02.00-004.003

Liber Page(s):
M00020781-454

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 02/05/2016 11:56 AM INDEX NO. 602226/2016
NYSCEF DOC. NO. RECEIVED NYSCEF: 02/10/2016
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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK
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WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A
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Plaintiff,
Not For Legal Use
-against-
ALEXANDER MANVELOV A/K/A ALEXANDER A. MANVELOV; AMERICAN EXPRESS CENTURION BANK; AMERICAN EXPRESS BANK FSB; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONAL CITY BANK; CITI BANK (SOUTH DAKOTA), N.A and JOHN DOE AND JANE DOE #1 through #7, the last seven (7) names being fictitious and unknown to the Plaintiff, the persons or parties intended being the tenants, occupants, persons or parties, if any, having or claiming an interest in or lien upon the mortgaged premises described in the Complaint,
Defendants.
NOTICE OF PENDENCY
INDEX #
Original Filed with Clerk on

NOTICE IS HEREBY GIVEN, that an action has been commenced and is now pending in this Court upon the Complaint of the above-named Plaintiff and against the above-named Defendants and filed herewith the Office of the Suffolk County Clerk of the foreclosure of a Mortgage, dated June 14, 2004, executed by the Defendant, ALEXANDER MANVELOV as Mortgagor, to CITIMORTGAGE, INC., as Mortgagee, to secure the sum of $648,000.00, which Mortgage was duly recorded in the Suffolk County Clerk's Office on June 28, 2004 in Liber M000020781 at Page 454 ("Mortgage 1"), which mortgage was assigned on May 26, 2006 to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR COUNTRYWIDE BANK, N.A. and said assignment was recorded in the Suffolk County Clerk's Office on October 17, 2006 in Liber M00021402, Page 402; and a mortgage (hereinafter

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"Mortgage 2") dated May 23, 2006 executed by Defendant, ALEXANDER MANVELOV as Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. and nominee for COUNTRYWIDE BANK, N.A., as Mortgagee, to secure the sum of $572,388.90, which mortgage was duly recorded in the Suffolk County Clerk's Office on October 17, 2006 in Liber M00021402, Page 401; which mortgages were combined and consolidated into a single lien in the amount of $1,200,000.00 by virtue of that Consolidation, Extension and Modification Agreement (hereinafter "CEMA") dated May 23, 2006, which was recorded in the Suffolk County Clerk's Office on October 17, 2006 in Liber M00021402, Page 403 and thereafter said mortgages, as consolidated by said CEMA were assigned on February 3, 2010 to BAC HOME LOANS SERVICING, LP FKA COUNTYRWIDE HOME LOANS SERVICING LP and said assignment was recorded in the Suffolk County Clerk's Office on March 16, 2010 in Liber M00021927, Page 545. Said mortgages as consolidated by and through said CEMA were further assigned on February 6, 2015 to CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3 and said assignment is to be recorded in the Suffolk County Clerk's Office. Said mortgages as consolidated were thereafter further assigned to Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A by assignment dated December 21, 2015 and said assignment is to be recorded in the Suffolk County Clerk's Office.

AND, NOTICE IS FURTHER GIVEN that the mortgaged premises affected by the said foreclosure action, were at the time of the commencement of this action and at the time of the filing of this Notice situated in the County of Suffolk and State of New York, designated as 111 South Magee Street, Southampton, NY 11968 a/k/a 111 Magee Street, Southampton, NY 11968 designated as District 0904, Section 001.00, Block 02.00, Lot 004.003, and are more fully described in **Schedule A** annexed hereto.

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The Suffolk County Clerk is directed to index this Notice to the name of Defendant, ALEXANDER MANVELOV A/K/A ALEXANDER A. MANVELOV, and against the following parcels of property shown on the official Tax Map of the County of Suffolk, as follows:

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District 0904, Section 001.00, Block 02.00, Lot 004.003

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Dated: Uniondale, New York
FEBRUARY 4, 2016

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Respectfully submitted,

CLARFIELD, OKON, SALOMONE & PINCUS, P.L.

By: E O'Brien

Erin O'Brien, Esq.
Attorneys for Plaintiff
425 RXR Plaza
Uniondale, NY 11556
516-699-8902

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Verrazano Closing Services Ltd.

Agents for

Fidelity National Title Insurance Company

Not For Legal Use **Of New York**

Title No- VZ-65607-S

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SCHEDULE A

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All that certain plot, piece or parcel of land, situate, lying and being in the incorporated Village of Southampton in the Town of Southampton, County of Suffolk and State of New York, being more particularly bounded and described as follows:

BEGGINNING at a point on the Westerly side of Magee Street, distant 991.62 feet Southerly from the intersection formed by the Westerly side of Magee Street with the Southerly side of the land Now or formerly of the Long Island Railroad;

RUNNING THENCE North 63 degrees 02 minutes 30 seconds West, 219.89 feet;

THENCE North 63 degrees 38 minutes 20 seconds West, 100.35 feet;

THENCE South 25 degrees 37 minutes 30 seconds west, 175.99 feet to land now or formerly of the Incorporated Village of Southampton;

THENCE along said land of South 64 degrees 22 minutes 30 seconds East, 120.00 feet;

THENCE North 25 degrees 37 minutes 30 seconds East. 154.26 feet;

THENCE South 63 degrees 02 minutes 30 seconds East, 202.54 feet to the Westerly side of Magee Street;

THENCE along the Westerly side of Magee Street North 19 degrees 03 minutes 30 seconds East, 20.19 feet to the point or place of BEGINNING.

3098406 0904-001.00-02.00-004.003

PTSA ABA 2/10/2016

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Index No.:

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

Not For Legal Use

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A,

Not For Legal Use

Plaintiff,

--- against ---

Not For Legal Use

ALEXANDER MANVELOV A/K/A ALEXANDER A. MANVELOV, ET AL.,

Defendants.

NOTICE OF PENDENCY

CLARFIELD, OKON, SALOMONE & PINCUS, P.L.
Attorneys for Plaintiff
425 RXR Plaza
Uniondale, NY 11556
Phone 516-699-8902

NATIONWIDE COURT SERVICES, INC.
761 KOEHLER AVENUE
SUITE A
RONKONKOMA, NY 11779